



Agenda for Meeting 02-2014

CITY OF ROCKVILLE PLANNING COMMISSION

Don Hadley, Chair

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|----------------|---------------------|
| David Hill | Charles Littlefield |
| Anne Goodman | Dion Trahan |
| Jack Leiderman | John Tyner, II |

Wednesday, January 22, 2014
7:00 p.m. Mayor and Council Chamber
City Hall, 111 Maryland Avenue

Andrew Gunning, Staff Liaison
Marcy Waxman, Senior Assistant City Attorney

Planning Commission Agenda and Staff Reports online:
<http://www.rockvillemd.gov/AgendaCenter/Planning-Commission-4>

I. REVIEW AND ACTION

Time Extension, CPD2007-004AC - for Detailed Application CPD2007-004AC, Falls Grove North, J2 Holdings, LLC, for a second one-year time extension for approval of one 44,258 square foot, three-story office building, two 45,154 square foot, four-story medical office buildings, and surface and structured parking in the Falls Grove Comprehensive Planned Development, at the northeast quadrant of the intersection of East Gude Drive and West Montgomery Avenue in the PD-FG Zone. *The Commission voted to approve the time extension (4-3, Commissioners Hill, Trahan and Tyner voted no).*

II. DISCUSSION / RECOMMENDATIONS

Rockville Pike Plan Draft Work Session - Continue development and review of the Commission's final draft by updating the current draft based on discussion of testimony. Provide direction to staff. Review and possible action on a resolution for transmittal of the final document to the Mayor and Council. *The Commission provided direction.*

III. COMMISSION ITEMS

- A. Staff Liaison Report
- B. Old Business
- C. New Business
- D. Minutes
- E. FYI Correspondence

IV. ADJOURN

HELPFUL INFORMATION FOR STAKEHOLDERS AND APPLICANTS

I. GENERAL ORDER OF SESSION FOR DEVELOPMENT APPLICATIONS

1. Staff presentation
2. City Board or Commission comment
3. Applicant presentation (10 min.)
4. Public comment (3 min, or 5 min for the representative of a group)
5. Planning Commission Discussion and Deliberation
6. Decision or recommendation by vote

Note: The Planning Commission may ask questions of any party at any time during the proceedings.

II. PLANNING COMMISSION BROADCAST SCHEDULE

- Watch LIVE on Comcast Cable Rockville Channel 11 and online at: www.rockvillemd.gov
- Replay on Comcast Cable Rockville Channel 11:
 - Wednesdays at 7:00 p.m. (if no live meeting)
 - Sundays at 7:00 p.m.
 - Mondays, Thursdays and Saturdays at 1:00 p.m.
 - Saturdays and Sundays at 12:00 am (midnight)

III. Video on Demand (within 48 hours of meeting) at: www.rockvillemd.gov/VideoOnDemand.

IV. FUTURE MEETING DATES

February 12, 2014
February 26, 2014
March 12, 2014
March 26, 2014

V. NEW DEVELOPMENT APPLICATIONS

For a complete list of all applications on file, visit: www.rockvillemd.gov/DevelopmentWatch. Applications filed since December 30, 2013:

STP2014-00194, 751 Twinbrook Parkway, for the construction of a new 44,000 sq. ft. bldg w/ 95 surface pkg spaces.

STP2014-00195, 3206 Tower Oaks Blvd., to install two structural slabs for generators.

STP2014-00196, 1626 E. Jefferson Street, construction of 77,250 square feet of Multi-Family use building 49 units.

STP2014-00197, 1500/1550 Research Blvd., for the construction of a generator pad and installation of generator.

VI. ADDITIONAL INFORMATION RESOURCES

The following resources are available to anyone who would like more information about the development review process. City staff can be reached at 240-314-8200 and additional information can be found on the City's web site at: www.rockvillemd.gov/cpds

- Citizen's Guides to Development Review and Zoning
- Development Review Manual
- Planning Academy Information

Maryland law and the Planning Commission's Rules of Procedure regarding ex parte (extra-record) communications require all discussion, review, and consideration of the Commission's business take place only during the Commission's consideration of the item at a scheduled meeting. Telephone calls and meetings with Commission members in advance of the meeting are not permitted. Written communications will be directed to appropriate staff members for response and included in briefing materials for all members of the Commission.